

**Meeting Handouts**  
**For**  
**Item 2**  
**Palmer Estates**  
**Zoning Map Amendment**  
**with Development Agreement**

## Jennifer Jastremsky

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**From:** Greg Peterson [greg.peterson@nhsllc.com]  
**Sent:** Friday, April 17, 2015 10:38 AM  
**To:** Jennifer Jastremsky  
**Cc:** greg@gregsmithrealestate.com  
**Subject:** Proposed Rezoning of the Equestrian Property

**Importance:** High

Dear Ms. Jastremski:

This letter is sent to express my views concerning the proposed zoning amendment of the Equestrian Center property located near 13400 South and 1300 East.

My concern pertains to section 9-5-060(E)(2) of the Draper City Code. This code requires the City Council to evaluate this key factor when a request has been made to amend zoning restrictions:

“Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.”

I have lived on Lone Peak Lane in Draper for 15 years now. The main thing that attracted me to Draper was the fact that homes are built on more acreage, and neighborhoods do not have the “postage stamp” look that we see all over Sandy and many other areas in the valley.

19 homes on 5 acres is too packed! I feel that this proposed amendment IS NOT harmonious with the overall character of existing development in the vicinity of the subject property. Most of the properties surrounding this area are 1 acre and ½ acre lots. As a matter of fact, most residential properties in all of Draper exist on ½ to 1 acre lots.

I am also concerned about traffic. Lone Peak Lane does not have sidewalks. 13400 south only has a partial side walk on the north side. My kids and many of my neighbor’s kids and grandkids walk and ride bikes to the LDS chapel located on the corner of 13400 S. and 1300 E. during the week and on Sunday. 19 homes with the associated increase in traffic will create traffic hazards in that area for our little ones.

I want Draper to continue to be a place for new neighbors to move in and enjoy what I have found to be a wonderful place to live. I am not against developing the wonderful land that surrounds my neighborhood so others can enjoy it. I just want to make sure that future development is consistent with why I moved to Draper to begin with. I also want my street and surrounding area to be safe for my kids and grandkids to grow up on.

Having said all this, I would not object to a zoning change that would allow development of half-acre lots. This seems to be a reasonable compromise between what the developer wants AND Draper City Code.

Thank you so much for your attention to these matters. I appreciate all your time and attention.

Greg Peterson  
1161 Lone Peak Lane  
Draper  
801-403-8423

## Jennifer Jastremsky

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**From:** Robert Jones [drjones777@gmail.com]  
**Sent:** Friday, April 17, 2015 11:39 AM  
**To:** Jennifer Jastremsky  
**Subject:** Rezoning at 13400 S. and 13th East

Dear Jennifer,

I have lived on Lone Peak Lane in Draper for 20+ years. We exit our location at the above-referenced intersection. Since the two schools have been put in just north of us, it has been a traffic nightmare. Allowing a developer to put in high-density housing on 13th East is going to compound the problem immensely. Also, when we moved onto our street we were under the assumption that our 1-acre lots would never be able to be broken up into smaller parcels. That is why we moved there. Now to put 1/5 acre home lots in is not fair to us. Certainly a developer should be allowed to subdivide that 5 acre parcel into smaller pieces, but these tiny lots are not even going to fit in at all with the surrounding homes. Why not put some commercial buildings then, too? As you can see, I am 100% against allowing high density housing in our area. Homes? Of course. But let's have it fit in with the surrounding areas. Thank you.

Dr. Robert Jones, Draper

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Robert B. Jones D.C.  
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Re: Rezoning of Parcel 3405228004 located at 1266 E 13400 S (Corner Canyon Equestrian Center)

Dear Council Member,

We are writing to express our strong disapproval for any plan which would rezone this lot to allow smaller than 1 acre (RA1) and certainly no smaller than ½ acre lots (i.e. RA2). Our understanding is that a developer has proposed a plan to build an astounding 19 homes on lots of approximately ¼ acre. This plan would also include storm drainage directly into the local Corner Canyon Creek.

We are Draper residents owning a home at 13522 S 1100 E. The proposed plan would dramatically negatively affect our neighborhood and would jeopardize the safety of our home. Specifically, ¼ acre lots are clearly not in keeping with any surrounding developments. Nearly all surrounding developments are 0.5 to 1 acres, including those directly across 1300 E and on 1300 E. The only immediate exceptions are small only because of physical limitations created between the road and trail easements. Creating large disparities in lot size without physical constraint limitations, fundamentally changes the look and feel of neighborhoods. Existing residents have purchased homes in this area in reliance on expectations of larger lots, agricultural feel, open space between homes, and reasonably low traffic volumes.

Further, the addition of 19 homes would add between forty and sixty additional cars to the traffic pattern in this area. Please keep in mind that an LDS chapel is directly across the street and frequently already creates congested traffic. Furthermore, increased traffic on 1300 E has made turning from 134<sup>th</sup> onto 1300 East more challenging. The addition of a high volume of cars to this intersection would create unnecessary further congestion.

The proposed plan also appears to push the boundaries of 40% home coverage which are dictated by Draper City land use and development codes. Regardless, between home coverage and concrete coverage, the vast majority rainfall runoff would not be absorbed by vegetation. Rather, the bulk of any rain on this parcel would be directed into Corner Canyon Creek. This creek is already intermittently near capacity. Our front door faces this creek across 1100 East, downstream of the subject parcel. Any waterflow which exceeds the underground culvert which begins across 1100 East would come directly into our home. For example, in the past 6 years the creek has been at capacity at least 3 times. A moderate debris blockage on that side of the street would quickly cause flooding onto our property. Also, even a 15 year level storm could easily result in flooding, especially with additional drainage into the creek from new developments. Should the proposed rezoning occur with an allowance for drainage into Corner Canyon Creek, we will hold Draper City responsible for any and all actual and collateral damage due to flooding of our property.

We understand that a property seller can maximize profits by subdividing acreages to the smallest possible size. However, profitability is absolutely irrelevant to zoning questions. Zoning should be solely dictated by community cohesiveness, coherent consistent planning, and local risk assessments. Based

on these factors alone, we strongly submit that rezoning this parcel to allow smaller than ½ lots would violate principles of cohesive planning, dramatically change existing neighborhood atmosphere, and introduce unnecessary risks of flooding to downstream homes.

We genuinely appreciate all of the great work, difficult decisions, and time spent on behalf of our community. We hope that our concerns as residents will not be overshadowed by developer interests who are solely interested in maximizing profits. We love our community, the feel of our neighborhood, and the prospects for the future, as long as we remember those factors that originally made Draper a desirable location to live.

Sincerely,

Erik S. Ericksen  
13522 S 1100 E  
801-856-8250